

FOR SALE

156 Residential Lots at the Southeast Corner
of Rooks Road and MC-85

Terravista

Buckeye, AZ

Features

LAND	156 residential lots
LOT SIZE	Typical lot size: 48' x 115'
PRICE	Submit
FRONTAGE	Rooks Road and MC85
UTILITIES	Power: APS Water: Town of Buckeye Sewer: Town of Buckeye Phone: CenturyLink Cable: Cox Communications
SETBACKS	Side: 5' & 8' Front: 18' – 21' Back: 20'



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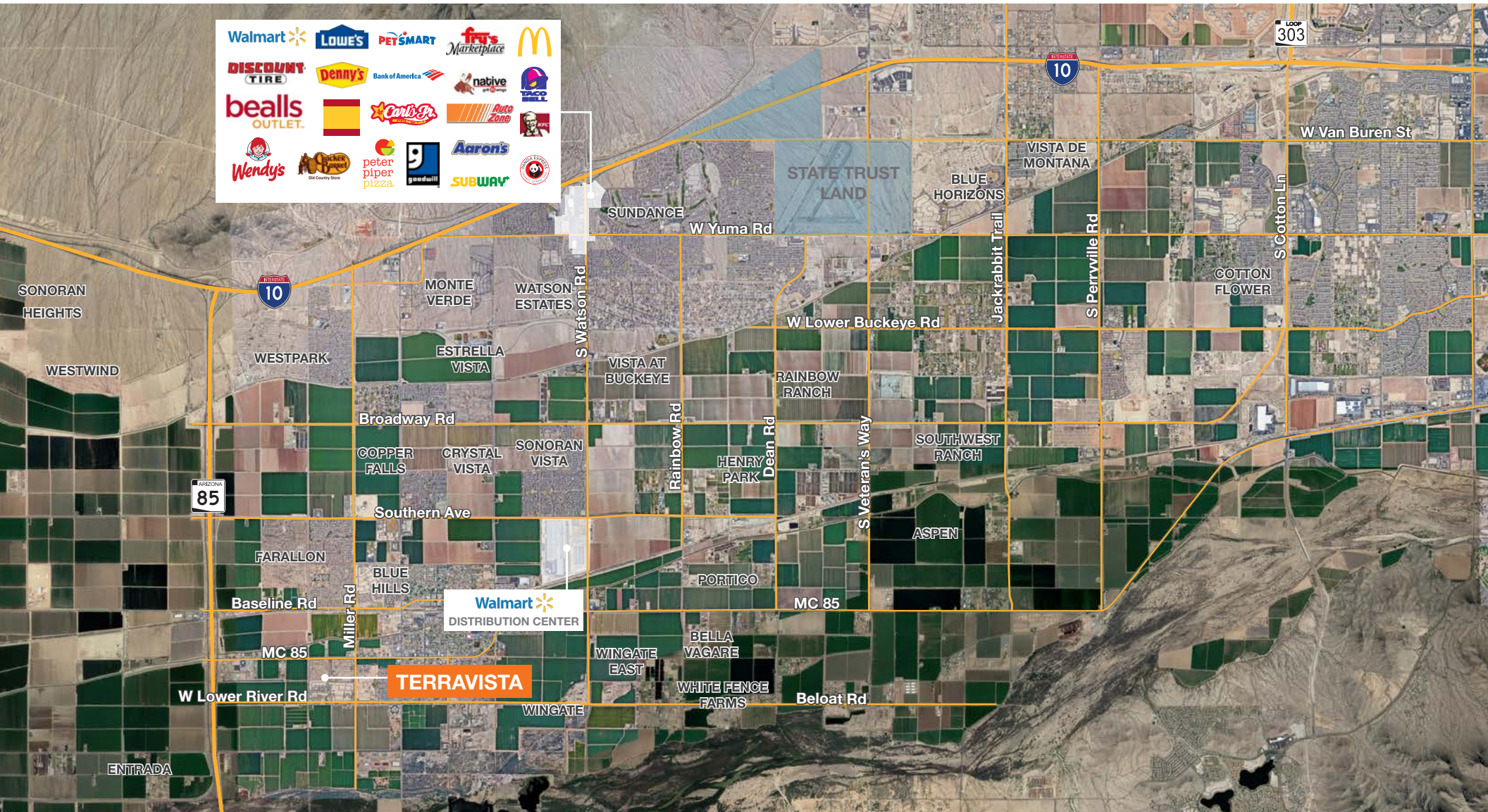
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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } 355

KNOW ALL MEN BY THESE PRESENTS THAT THE TERRAVISTA INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "TERRAVISTA", A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "TERRAVISTA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND TRACT SHALL BE SHOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT THE TERRAVISTA INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT, AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

A HOMEOWNERS ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY OF MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS, INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES, IN ACCORDANCE WITH APPROVED PLANS.

TRACTS "A", "B" & "D" ARE DECLARED FOR OPEN SPACE, DRAINAGE AND RETENTION FOR THE BENEFIT OF ALL HOMEOWNERS IN "TERRAVISTA".

TRACTS "C" & "E" ARE DECLARED FOR OPEN SPACE AND DRAINAGE FOR THE BENEFIT OF ALL HOMEOWNERS IN "TERRAVISTA".

TRACTS "F" THROUGH "O" ARE DECLARED FOR OPEN SPACE AND LANDSCAPE FOR THE BENEFIT OF ALL HOMEOWNERS IN "TERRAVISTA".

SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION A TOWN OF BUCKEYE WATER AND SEWER LINE EASEMENT IS HEREBY DEDICATED OVER TRACT "J".

IN WITNESS WHEREOF:

TERRAVISTA INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREIN CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS 14th DAY OF July, 2004.

TERRAVISTA INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

BY: Joseph J. Kralic
ITS: Managing Director

FINAL PLAT OF "TERRAVISTA"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

KEY MAP
NOT TO SCALE

PLAT NOTES:

- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITH UTILITIES EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
 - WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
 - CONSTRUCTION, STRUCTURES, OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY THE TOWN OF BUCKEYE AND ALL PUBLIC UTILITIES WHOM USE OR MAY USE THE UTILITIES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED NOR ANY VEGETATION BE PLANTED OR TO GROW WITHIN A DRAINAGE TRACT, WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER OR THROUGH THE DRAINAGE TRACT.
- THE TOWN OF BUCKEYE HAS BEEN DESIGNATED AS AN ASSURED WATER PROVIDER PURSUANT TO ARS 45-537E.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE ADJUTING PROPERTY OWNER.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAP, TAG, OR OTHER APPROVED MONUMENT, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT, AT THE COMPLETION OF MASS GRADING.

BOOK 695 PAGE 8
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
MELLEN FORTRELL
2004-0813502
11/19/04 15:00

SITE AREA

GROSS/NET AREA = 3,419,055 SQUARE FEET OR 78.491 ACRES MORE OR LESS.

BASIS OF BEARINGS

NORTH 00°00'00" EAST BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER SURVEY AS RECORDED IN BOOK 494, PAGE 43, MARICOPA COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, RICHARD A. STOCKMAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP OR PLAT CONSISTING OF SEVEN SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER, 2003, AND THAT MY MAP IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT ALL MONUMENTS SHOWN, ACTUALLY EXIST OR WILL BE SET AS SHOWN; AND THAT ALL DATA IS SUFFICIENT TO ALLOW THE RE-TRACEDMENT OF THE SURVEY AND DIVISION.

Richard A. Stockman
RICHARD A. STOCKMAN, R.E.S. 456328
DATE: 11/19/04

ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } 355

BEFORE ME THIS 14th DAY OF July, 2004, THE UNDERSIGNED OFFICER, Joseph J. Kralic, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE OF TERRAVISTA INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATED HEREON AND ACKNOWLEDGE THAT JOSEPH J. KRALIC, MANAGER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: Joseph J. Kralic
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 17, 2007

TYPICAL LOT SETBACK

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 6; THENCE N 89°22'32" E 32.64 FEET ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER SAID SECTION 6; AND THE CENTERLINE OF MONROE AVENUE TO A POINT; THENCE SOUTH 00°27'37" EAST 33.00 FEET WHEN MEASURED AT A RIGHT ANGLE TO THE CENTERLINE, THENCE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MONROE AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 89°22'32" E 2810.45 FEET TO A POINT; ON THE EAST LINE SAID SOUTHWEST QUARTER OF SECTION 6; THENCE SOUTH 00°06'45" WEST 1381.55 FEET ALONG SAID EAST LINE; TO A POINT; THENCE NORTH 89°38'48" WEST 137.75 FEET TO A POINT; THENCE SOUTH 84°24'36" WEST 81.33 FEET TO A POINT; THENCE SOUTH 89°24'19" WEST 1405.98 FEET TO A POINT; THENCE NORTH 00°41'10" EAST 175.82 FEET TO A POINT; THENCE SOUTH 88°37'48" WEST 1108.45 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF ROCKS ROAD, SAID POINT BEING 33.00 FEET EAST WHEN MEASURED AT A RIGHT ANGLE TO THE CENTERLINE, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 00°00'00" EAST 1228.15 FEET TO THE POINT OF BEGINNING.

APPROVALS

THIS PLAT REVIEWED AND APPROVED THIS 14th DAY OF July, 2004, BY THE TOWN ENGINEER OF BUCKEYE, ARIZONA.

BY: [Signature]
TOWN ENGINEER

THIS PLAT APPROVED BY THE TOWN MANAGER OF BUCKEYE, ARIZONA.

THIS THE 14th DAY OF July, 2004.

BY: [Signature]
TOWN MANAGER

THIS PLAT APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BUCKEYE, ARIZONA.

THIS THE 14th DAY OF July, 2004.

ASSET: Joseph J. Kralic
TOWN CLERK

TRACT	USES	AREA (S.F.)
TRACT A	OPEN SPACE / DRAINAGE / RETENTION	315,132
TRACT B	OPEN SPACE / DRAINAGE / RETENTION	8,808
TRACT C	OPEN SPACE / DRAINAGE	48,120
TRACT D	OPEN SPACE / DRAINAGE / RETENTION	25,084
TRACT E	OPEN SPACE / DRAINAGE	28,778
TRACT F	OPEN SPACE / LANDSCAPE	7,040
TRACT G	OPEN SPACE / LANDSCAPE	3,094
TRACT H	OPEN SPACE / LANDSCAPE	3,094
TRACT I	OPEN SPACE / LANDSCAPE / UTILITIES	5,157
TRACT J	OPEN SPACE / LANDSCAPE	7,295
TRACT K	OPEN SPACE / LANDSCAPE	873
TRACT L	OPEN SPACE / LANDSCAPE	717
TRACT M	OPEN SPACE / LANDSCAPE	657
TRACT N	OPEN SPACE / LANDSCAPE	814
TRACT O	OPEN SPACE / LANDSCAPE	2,300
TRACT P	OPEN SPACE / LANDSCAPE	2,300
TRACT Q	OPEN SPACE / LANDSCAPE	3,840
TOTAL TRACT AREA		458,375

LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY

THE LOTS AND PARCELS CREATED, DEFINED, OR DEPICTED ON THIS PLAT ARE SUBJECT TO A LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY: NO PERSON MAY OCCUPY A BUILDING OR STRUCTURE ERECTED ON ANY LOT OR PARCEL CREATED, DEPICTED, OR DEFINED ON THIS PLAT UNTIL THE TOWN OF BUCKEYE HAS ISSUED A CERTIFICATE OF OCCUPANCY. THE TOWN WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL STREET, UTILITY, DRAINAGE AND OTHER IMPROVEMENTS RELATING TO THIS PLAT AS REQUIRED BY THE TOWN'S SUBDIVISION ORDINANCE ARE COMPLETED TO OCCUPY STANDARDS. THIS LIMITATION MAY BE RELEASED IN PHASES: A PROSPECTIVE BUYER OF A LOT OR PARCEL CREATED, DEFINED, OR DEPICTED ON THIS PLAT SHOULD REQUIRE THE SELLER TO PRODUCE A RECORDED RELEASE OF THIS LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY ORDERED BY THE TOWN OF BUCKEYE BEFORE PURCHASING AND/OR CLOSING ESCROW ON THAT LOT OR PARCEL. FAILURE TO OBTAIN SUCH A RELEASE OF THIS LIMITATION MAY RESULT IN THE BUYER BEING PROHIBITED FROM OCCUPANCY OF A HOUSE OR OTHER STRUCTURE ON THE LOT OR PARCEL. THIS LIMITATION IS SUBJECT TO THE REASONABLE DISCRETION OF THE TOWN AS TO THE COMPLETION STATUS OF OTHER IMPROVEMENTS SUCH AS LANDSCAPING AND PUNCH LIST ITEMS THAT ARE IN PROCESS, OPERATIONAL AND SUBSTANTIALLY COMPLETE. THE HOME BUILDER SHALL BE REQUIRED TO DISCLOSE THIS STATEMENT OF LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY TO A PROSPECTIVE BUYER PRIOR TO THE BUYER PURCHASING AND CLOSING ESCROW ON ANY BUILDING OR STRUCTURE ON ANY LOT OR PARCEL.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Joseph J. Kralic, DULY ELECTED PRESIDENT OF THE TERRAVISTA HOMEOWNERS ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITY DEDICATED HEREIN.

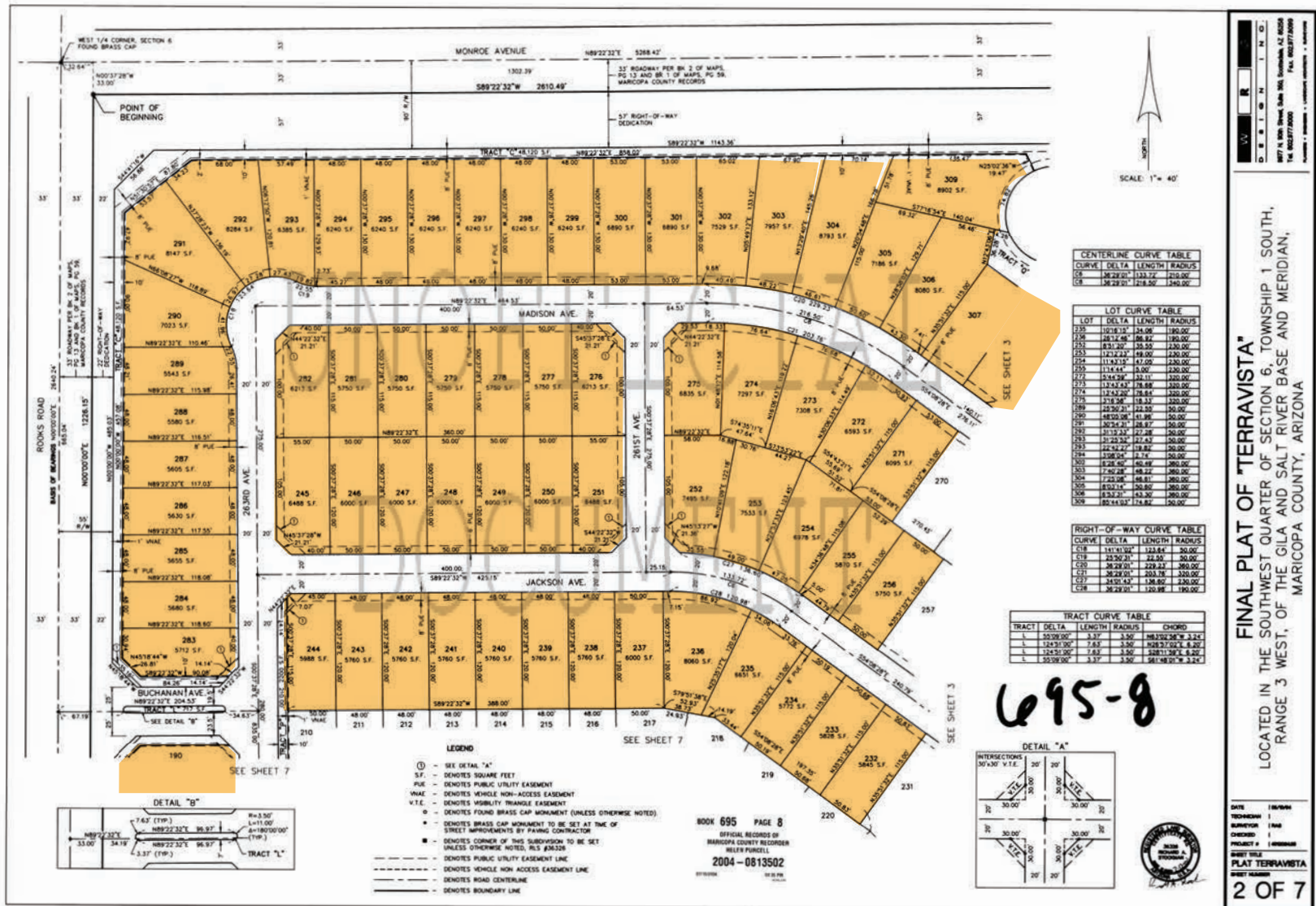
BY: Joseph J. Kralic
President

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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DATE RECORDED: 11/19/04
SURVEYOR: IAN
CHECKED: 1
PROJECT # 1008849

SHEET TITLE: PLAT TERRAVISTA
PLAT NUMBER: 1 OF 7

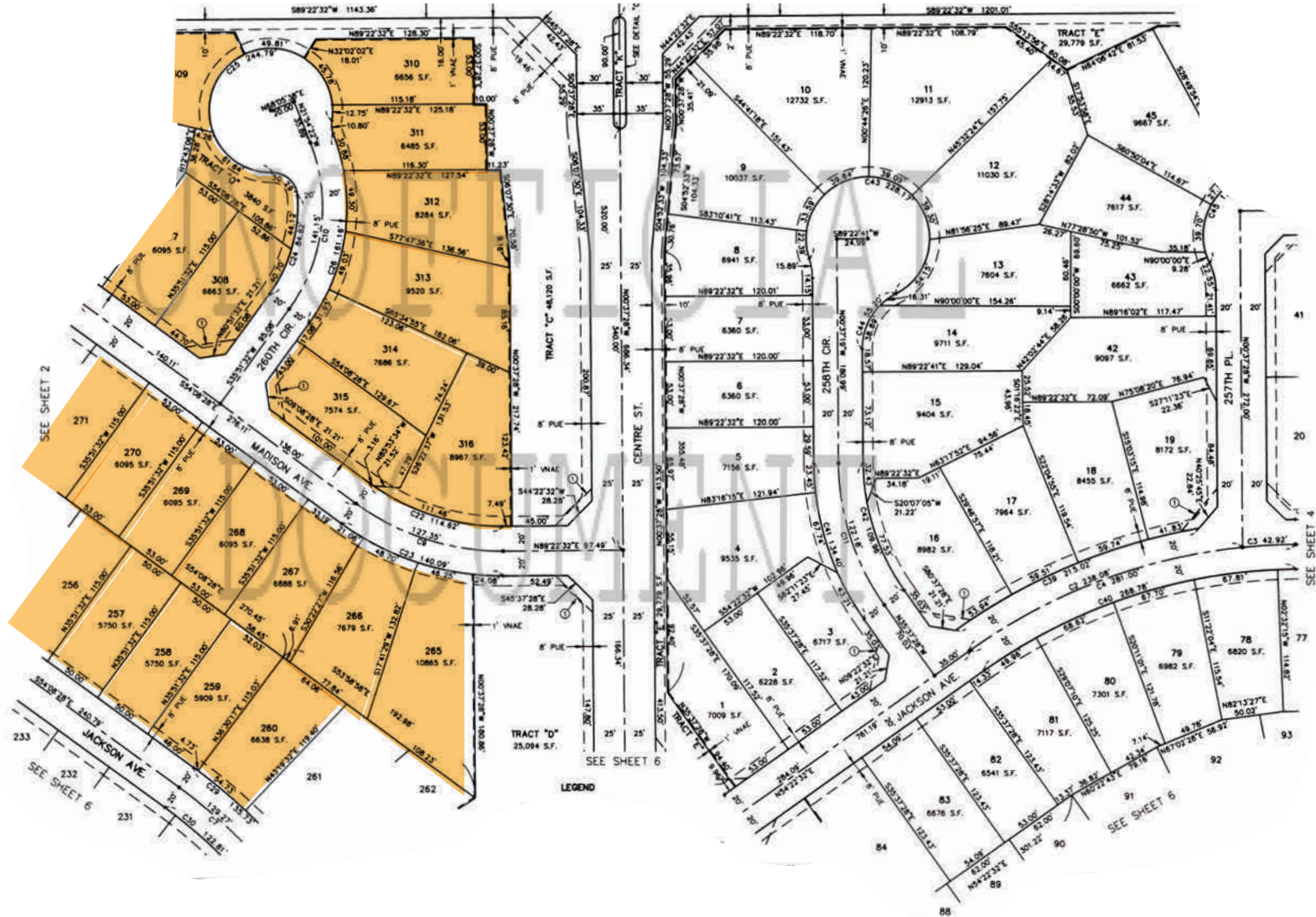


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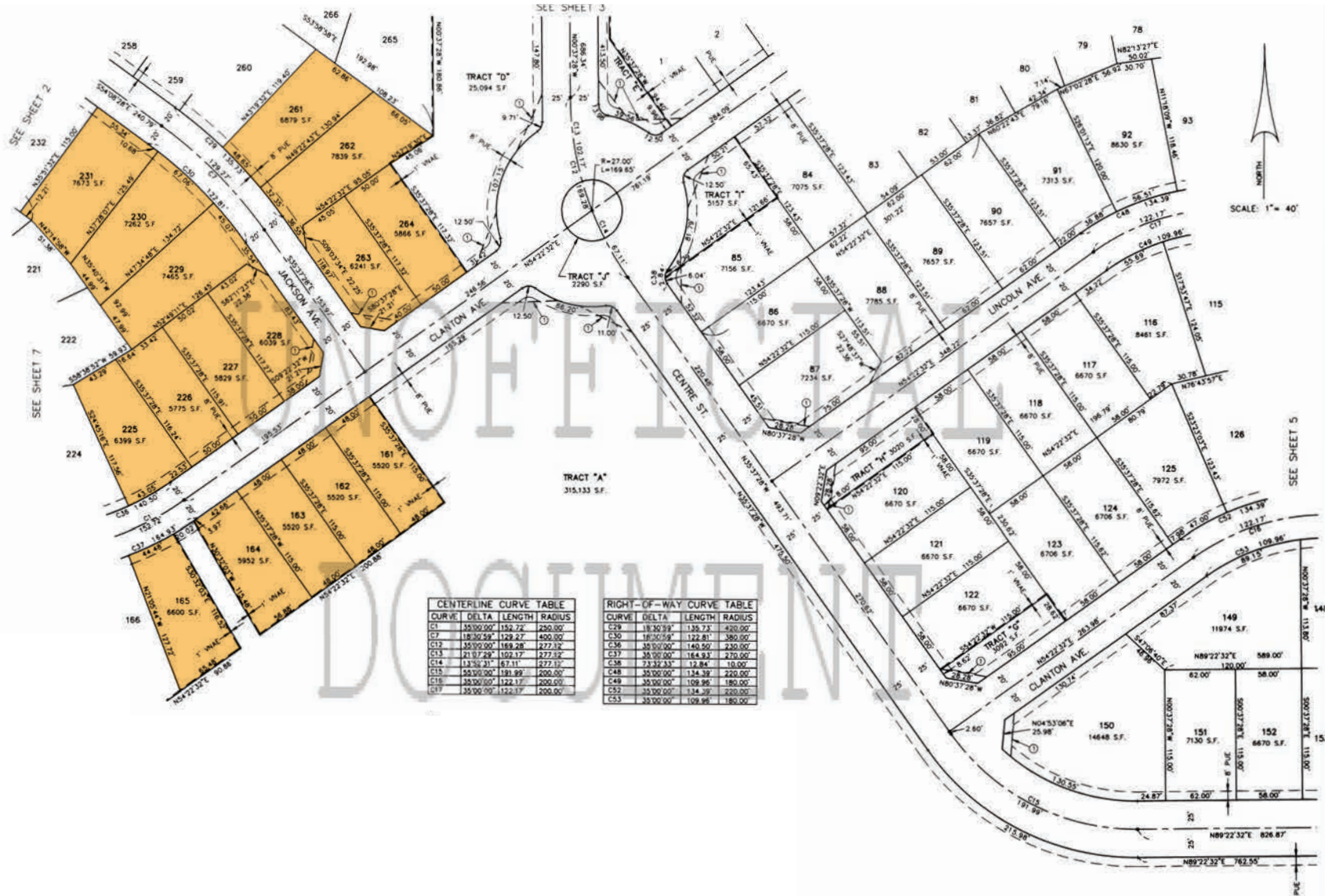


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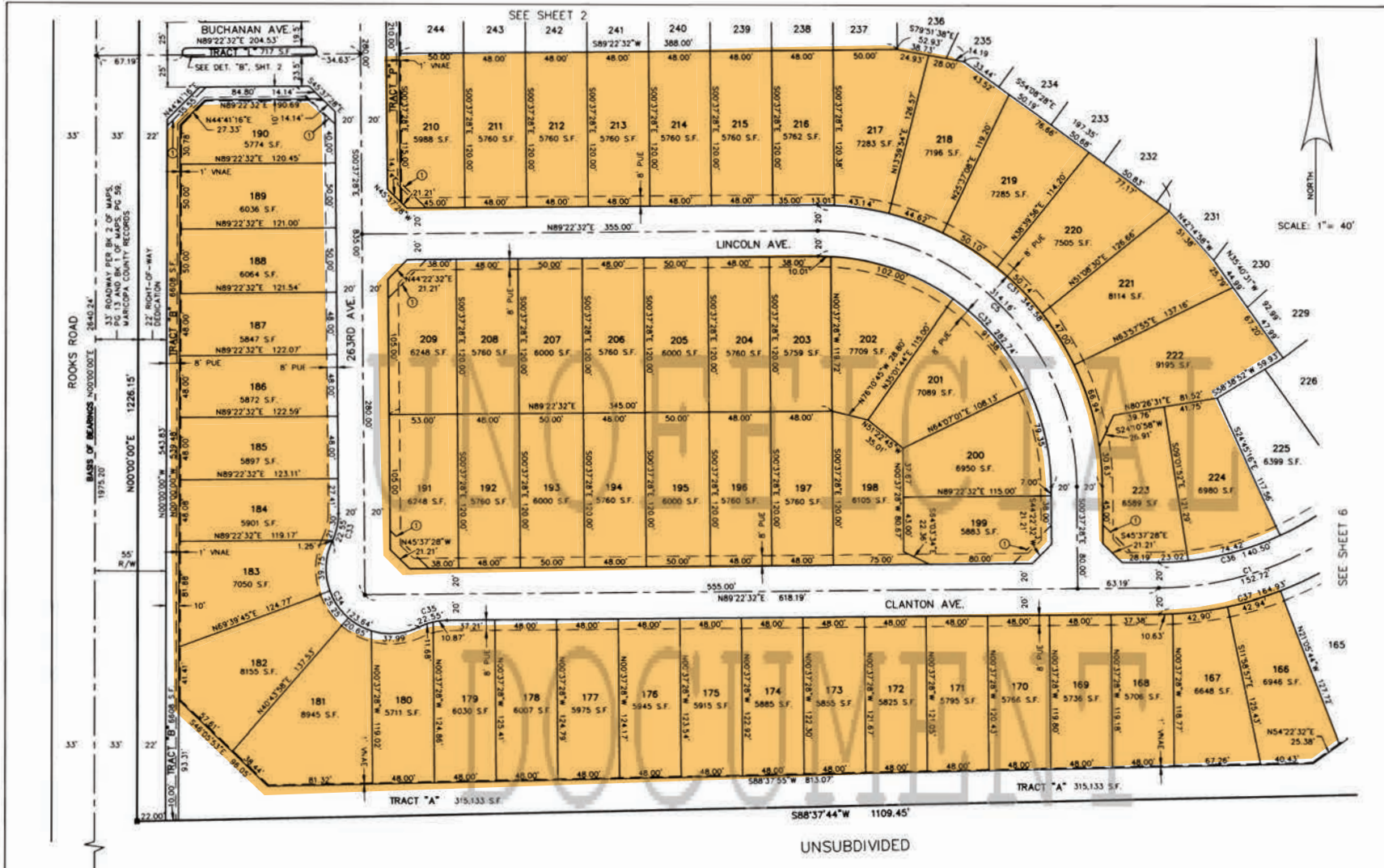


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